

1363
HORIZON AVE, LAFAYETTE

Killer Rate!!!

CONTACT:

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SPACE AVAILABLE:

3,200 SF

LEASE RATE:

\$5.00/SF MG YEAR ONE RATE

\$5.00 MG OFFICE LEASE RATE!



- SECOND FLOOR OFFICE FOR LEASE WITH SPECTACULAR VIEWS
- BUILDING FOR SALE – 15,570 SF
 - \$1,575,000 (\$100/SF)
 - \$114,758 NOI
 - 7.3% - ACTUAL CAP
 - LONG TERM INCOME IN PLACE – 5 YEARS REMAINING
- LOCATED OFF E-470 IN CLOSE DRIVING DISTANCE TO BOULDER, BROOMFIELD & DENVER
- LOW TAXES & EXPENSES
- BUILT IN 2000 –BLOCK CONSTRUCTION
- FEATURES 480V 3 PHASE POWER, 26' HIGH BAY WAREHOUSE; 3 DRIVE UP GRADE LEVEL DOORS (12' & 16')

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.

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Incorporated



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